BK 0368PG 0394

This instrument prepared by:
Fred A. Ross, Jr.

After Recording, Return To:
Holcomb Dumbar, P.A.
P.O. Box 190
Southaven, MS 38671
Gentlement Street / P.O. Box 23429
Jackson, MS 39201/39225-3429
Jackson, MS 39201/39225-3429
Gol-960-4550
Cendant # 1085193

WARRANTY DEED AND SPECIAL POWER OF ATTORNEY

FOR A	AND IN CO	NSIDERA	ATION	of the	sum of T	en I	Oollars (\$1	0.00)), cash in	hand
paid, and other good	and valuable	e conside	rations,	, the re	ceipt and	suf	ficiency o	f wł	nich are he	reby
acknowledged, the un	dersigned, K	yle M. Ba	alcerzak	k and w	vife, Lisa	Balo	erzak, do	here	by sell, co	nvey
and warrant unto	Raymond 1	. Barnes	s and	wife,	Sharon	В.	Barnes,	as	tenants	bу
the entirety with	full righ	t of su	r vivor	ship	and not	as	tenants	in	common,	,
	,1	the follow	ing des	scribed	land and	proj	perty lying	g and	being situ	ated
in De Soto County, M	lississippi, t	o-wit:								

Lot 43, Section B, Southern Trace Subdivision, in Section 28, Township 1 South, Range 7 West, DESOTO County, Mississippi, as per plat thereof recorded in Plat Book 55, Page 6, in the Office of the Chancery Clerk of DESOTO County, Mississippi.

The warranty in this deed is subject to subdivision and zoing regulations in effect in DESOTO County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

THIS CONVEYANCE is made subject to any and all applicable building restrictions, restrictive covenants, rights-of-way, easements and mineral reservations of record.

IT IS AGREED AND UNDERSTOOD that ad valorem taxes for the current year have been prorated.

AND WE DO BY THESE PRESENTS make, constitute and appoint Cendant Mobility Services Corporation, a Delaware Corporation ("Agent") and/or Mid South Title Agency, Inc, a Mississippi Corporation ("Agent") and/or its authorized and designated agents or representatives, as our true and lawful agent and attorney-in-fact to do and perform for us in our name, place and stead, and for our use and benefit, to execute a standard form lien waiver and any other documents necessary for delivery of this deed and to complete the sale of the property herein described, including, but not limited to, the HUD-1 Settlement Statement, HUD-1 Certification, Affidavit of Purchaser and Seller, Lender Assumption Statements and/or Modification Agreement, Lender Compliance Agreement, and any other documents required for said sale and conveyance. We further give and grant unto our Agent full power and authority to do and exercise of any of the foregoing powers as fully as we might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that our Agent shall lawfully do or cause to be done by virtue hereof. This Power of Attorney shall not be affected by disability, incompetency or incapacity of Principal, and shall be governed by the laws of the State of Mississippi. This Power of Attorney is coupled with an interest and shall remain in force and effect until the sale contemplated is closed, and shall not be revoked by either of the undersigned prior to said time.

Cyle M. Balcerzak

Blaryek

WITNESS THE SIGNATURE OF THE GRANTORS, this the 23 day of January, 2000

STATE OF Lousiane	
COUNTY OF Webster	
PERSONALLY came and appeare the jurisdiction aforesaid, the within named Lis	ed before me, the undersigned authority in and for a Balcerzak, who acknowledged to me that she foregoing Warranty Deed and Special Power of
GIVEN UNDER MY HAND ANI day of <u>Amany</u> ,20 <u>0</u> 0	OFFICIAL SEAL OF OFFICE, this the Landsta B. Thomas and NOTARY PUBLIC
My Commission Expires:	NOTART TOBLE
STATE OF Louisiana COUNTY OF Webster	10 V 1 1 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
COUNTY OF Webster	
the jurisdiction aforesaid, the within named Kyle	ed before me, the undersigned authority in and for M. Balcerzak, who acknowledged to me that she foregoing Warranty Deed and Special Power of
	O OFFICIAL SEAL OF OFFICE, this the 3
day of January ,2000	faulette & shortings
My Commission Expires:	NOTARY PUBLIC
ADDRESS OF GRANTORS: 2044 Heather Kidge	ADDRESS OF GRANTEES:
Southarm, Ms 38071	Oak Brook, ILL
Phone No: 662-342-4882	Phone No: 662 - 281-1151